



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 17, 2016
1610-DDP-31

Petition Number: 1610-DDP-31

Subject Site Address: 2100 E 196th Street, Westfield

Petitioner: Orix Real Estate Capital Inc., by Cripe

Request: Detailed Development Plan review for the expansion of an existing parking lot

Current Zoning: GB: General Business

Current Land Use: Commercial

Approximate Acreage: 2.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Lighting Plan

Property History:

79-AP-3 – Site Plan Approval (02/26/1979)

80-IP-83 – Building Permit Issued (12/22/80)

97-IP-282 – Commercial Remodel (07/28/97)

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variance associated with the site and any commitments associated with the site.

This petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting and received its public hearing at the October 3, 2016, meeting.

PROJECT OVERVIEW

The site plan for the property located at 2100 E. 196th Street was approved at the February 26, 1979, Plan Commission Meeting. The initial building permit for the site was issued on December 22, 1980. A building permit issued for a commercial remodel was issued on July 28, 1997.



A total of 1,167 parking spaces currently exist at the Campus of Westfield; this proposal would add 324 additional spaces as well as internal landscaping and lighting.

The Campus at Westfield is zoned GB: General Business.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

Comment: Development Plan Complies

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.



- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Comment: Development Plan Complies

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
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DISTRICT STANDARDS (ARTICLE 4.16 OF UDO)

Comment: Development Plan Complies

22) Minimum Lot Area:	No Minimum
23) Minimum Lot Frontage:	80 Feet
24) Minimum Building Setback Lines:	
a) Front Yard:	60 feet
b) Side Yard:	20 feet
i) Abutting a residential district	60 feet
c) Rear Yard:	20 feet
25) Minimum Lot Width:	No minimum
26) Maximum Building Height:	60 feet
27) Minimum Building Size:	No minimum
28) Development Plan Review:	Required

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

Comment: Development Plan Complies

- 29) Accessory Use and Building Standards (Article 6.1)
- 30) Architectural Standards (Article 6.3 (D))
- 31) Building Standards (Article 6.4)
- 32) Fence Standards (Article 6.5)
- 33) Height Standards (Article 6.6)
- 34) Landscaping Standards (Article 6.8)
 - a) General Screening Standards (Article 6.8(H))
 - b) Detention and Retention Areas (Article 6.8(I))
 - c) Minimum Lot Landscaping Requirements (Article 6.8(K))
 - d) Foundation Plantings (Article 6.8(L)):
 - e) External Street Frontage Landscaping



- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

35) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) **Lighting:** A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business uses during business hours and minimum security illumination during non-business hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meets the requirements of Article 6.9 "Lighting Standards".
- b) **Bicycle Parking:** A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any principal building.

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

Comment: Development Plan Complies

- 44) Easement Standards (Article 8.3)
- 45) Pedestrian Network Standards (Article 8.7)
- 46) Storm Water Standards (Article 8.8)
- 47) Street and Right-of-Way Standards (Article 8.9)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **Action: Approve the detailed development plan (1610-DDP-31) with the condition that any drainage or stormwater issues will be mitigated and approved by Public Works without change to the proposed site and landscape plans.**
- 3) If any member of the Advisory Plan Commission has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov